

008.0

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0014.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

555,100 / 555,100

USE VALUE:

555,100 / 555,100

ASSESSED:

555,100 / 555,100


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BELKNAP ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: WRIGHT-LEONDAR GAIL		
Owner 2: WRIGHT-LEONDAR BETSY		
Owner 3:		

Street 1: 21 BELKNAP STREET #1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Clapboard Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	
Census:	
Flood Haz:	
D	
s	
t	

BUILDING PERMITS	
Date	Number
11/18/2016	1431
New Wind	12,107 C
4/27/2004	290
New Wind	36,900 C
6/19/2000	468
Re-Roof	2,500

ACTIVITY INFORMATION	
Date	Result
7/19/2018	Measured
3/9/2005	Info Fm Prmt
5/6/2000	197 PATRIOT

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code
Fact	Use Value
Notes	

102 Condo	0	Sq. Ft.	Site	0	0.	0.00	7093
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	555,100			555,100		196009
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	102	FV	555,100	0	.
2021	102	FV	539,100	0	.
2020	102	FV	531,100	0	.
2019	102	FV	476,600	0	.
2018	102	FV	422,100	0	.
2017	102	FV	385,200	0	.
2016	102	FV	385,200	0	.
2015	102	FV	356,300	0	.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
WRIGHT-LEONARD	29757-180		2/3/1999	Family	1 No No Y

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good	CONDO CONVERSION 1994, Building Number 1; UAT 100% FIN.								Undisplayed Areas: GLA: 1484									
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 0	Rating: Good																		
Prime Wall: 2 - Clapboard		A HBth:	Rating:																		
Sec Wall: 1 - Wood Shingl	50 %	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																	
Color: GREEN		A Kits:	Rating:																		
View / Desir: N - NONE		Frl: 0	Rating: Average																		
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1910	Eff Yr Blt:	Location: 1 - Interior																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct:	Fact: .	Floor: 1 - 1st Floor				REMODELING				RES BREAKDOWN											
Const Mod:		% Own: 47.000000000																			
Lump Sum Adj:		Name: 135 - 7093																			
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %																		
Prim Int Wal	2 - Plaster	Functional:	%																		
Sec Int Wall:	%	Economic:	%																		
Partition: T - Typical		Special:	%																		
Prim Floors: 4 - Carpet		Override:	%																		
Sec Floors:	%	Total:	18.6 %																		
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES															
Subfloor:		Basic \$ / SQ: 305.00																			
Bsmnt Gar:		Size Adj.: 1.35000002																			
Electric: 3 - Typical		Const Adj.: 0.98010004																			
Insulation: 2 - Typical		Adj \$ / SQ: 403.556																			
Int vs Ext: S		Other Features: 83021																			
Heat Fuel: 1 - Oil		Grade Factor: 1.00																			
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																			
# Heat Sys: 1		NBHD Mod:																			
% Heated: 100	% AC: 100	LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO	Adj Total: 681899																			
% Com Wal	% Sprinkled	Depreciation: 126833																			
		Depreciated Total: 555066																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 008.0-0001-0014.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									